

**THE VIRGINIA LAND CONSERVATION FOUNDATION
GRANT PROGRAM
PROJECT AGREEMENT (EASEMENT)**

Sponsoring Agency: Fauquier County Purchase of Development Rights Program
Project Number: VLCF – 56 (06)
Project Title: Rebecca George Farm
Project Period: Two Years from Date of Formal Approval
Project Scope: Conservation easement on 274.46 +/- acres located in Fauquier County
Total Project Cost: \$ 427,000.00
Grant Amount: \$ 213,500.00 VLCF funds

The Virginia Land Conservation Foundation (VLCF) and the Sponsoring Agency named herein mutually agree to perform this agreement in accordance with the Virginia Land Conservation Foundation Act, Virginia Code §10.1-1017 through §10.1-1026, the provisions and conditions of the VLCF Grant Manual dated June 7, 2005, and with the terms, promises, conditions, plans, specifications, estimates, procedures, project proposals, maps and assurances attached hereto or obtained by the state and listed below.

The sponsoring agency hereby agrees to provide the following documents as requirements for grant reimbursement:

1. A survey plat if available, preferably in digital form, or a legal description of the property that describes metes and bounds and is acceptable to VLCF.
2. An appraisal of the easement value by a certified appraiser that meets USPAP standards and that shows a before and after value for the property.
3. A copy of the recorded deed of conservation easement for which VLCF monies have been awarded, showing the locality, deed book, and page of recordation.
 - **The form of the conservation easement must be approved by VLCF prior to recordation.**
 - **The property must be dedicated in perpetuity as open-space land under the Open-Space Land Act of 1966 (Virginia Code §§ 10.1-1700 to 10.1-1705), for one or more of the purposes described in the Virginia Land Conservation Fund Act, § 10.1-1020 of the Code of Virginia. The dedication easement must be held or co-held by a public entity.**
4. Verification of eligible expenditures including: copies of invoices, bills of sale, cancelled checks (both sides), etc. These documents must be in hand and approved before reimbursement will be made.

The following special project terms and conditions are agreed to by the parties hereto:

- Reimbursement on fee simple acquisition projects shall not exceed 50 percent of appraised value, **not to exceed the total grant amount of \$213,500.00.**
- If the value of another piece of property is used as any part of the match for the grant, that piece of property must meet the same requirements as identified in 1 through 3 above.
- The Executive Secretary of VLCF reserves the right to seek independent appraisal reviews on all appraisals prior to reimbursement.

- The Sponsoring Agency agrees to hold the Commonwealth of Virginia harmless from all legal liability under the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA), as amended, 42 United States Code §§ 9601 et seq.
- The property will be made accessible to Commonwealth of Virginia staff for site inspection for compliance with the terms of the Virginia Land Conservation Fund Program.
- Progress reports will be submitted three times a year on status of grant implementation, **with the first report due four months after execution of the grant agreement.**

In witness whereof, the parties hereto have executed this agreement as of the dates entered below.

**The Virginia Land Conservation Foundation
Commonwealth of Virginia**

By _____
Joseph H. Maroon
Executive Secretary

Date _____

Sponsor/Grant Recipient

Name of Sponsor/Grantee: Fauquier County Agricultural Development Program

By _____
[Signature]

Date _____

Please print name here: _____

Title _____